091.0	0008	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	574,000 / 574,000
					USE VALUE:	574,000 / 574,000
					ASSESSED:	574,000 / 574,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
168		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NASHED HODA M
Owner 2:	
Owner 3:	
Street 1:	168 BRATTLE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .093 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Vinyl Exterior and 1743 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	14	CPA
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4044.000	188,200	6,900	378,900	574,000
Total Card	0.093	188,200	6,900	378,900	574,000
Total Parcel	0.093	188,200	6,900	378,900	574,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 329.34 /Parcel: 329.34

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 091.0-0008-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	188,200	6900	4,044.	378,900	574,000		Year end	12/23/2021
2021	101	FV	181,700	6900	4,044.	378,900	567,500		Year End Roll	12/10/2020
2020	101	FV	181,700	6900	4,044.	378,900	567,500	567,500	Year End Roll	12/18/2019
2019	101	FV	175,400	6900	4,044.	384,300	566,600	566,600	Year End Roll	1/3/2019
2018	101	FV	175,400	6900	4,044.	286,900	469,200	469,200	Year End Roll	12/20/2017
2017	101	FV	175,400	6900	4,044.	259,800	442,100	442,100	Year End Roll	1/3/2017
2016	101	FV	175,400	6900	4,044.	249,000	431,300	431,300	Year End	1/4/2016
2015	101	FV	164,000	6900	4,044.	211,100	382,000	382,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7442

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	961-51		10/1/1982		72,700	No	No		Badr Greiss dod 2/14/1984

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/7/2007	1032	Manual	3,764					repace existing st

ACTIVITY INFORMATION

Date	Result	By	Name
9/25/2019	Inspected	PT	Paul T
1/28/2016	Meas/Inspect	PC	PHIL C
3/25/2009	Measured	197	PATRIOT
1/7/2009	Meas/Inspect	294	PATRIOT
11/7/2000	Hearing N/C	189	PATRIOT
5/2/2000	Inspected	264	PATRIOT
4/24/2000	Missed Appt.	270	PATRIOT
3/10/2000	Mailer Sent		
3/10/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4044		Sq. Ft.	Site		0	70.	1.34	5									378,925						378,900	

Total AC/HA: 0.09284 | Total SF/SM: 4044 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 378,925 | Spl Credit: | Total: 378,900

USER ACCT

59046

GIS Ref

GIS Ref

Insp Date

09/25/19

!7442!

PRINT

Date	Time
12/30/21	05:34:48

LAST REV

Date	Time
11/29/21	15:49:36

mmcmakin

USER DEFINED

Prior Id # 1:	59046
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99544507
Adj $ / SQ:	147.824
Other Features:	69300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	292187
Depreciation:	104019
Depreciated Total:	188168

COMMENTS

OF=SINK BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

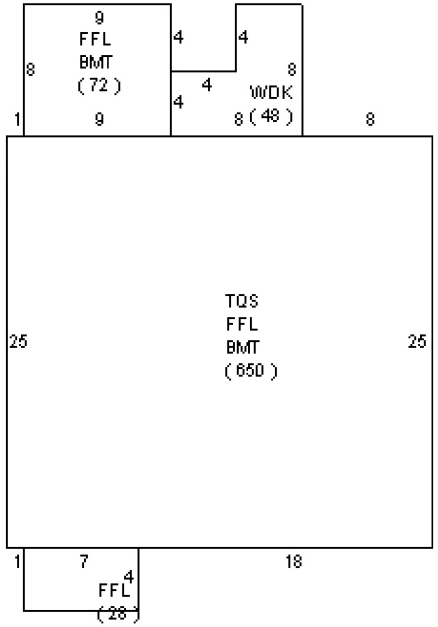
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	147.82
Special Features:	0	Val/Su Net:	93.73
Final Total:	188200	Val/Su SzAd	152.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	750	147.820	110,868
BMT	Basement	722	54.280	39,191
TQS	3/4 Story	488	147.820	72,064
WDK	Deck	48	15.930	765

Net Sketched Area:	2,008	Total:	222,888
Size Ad	1237.5	Gross Area	2170	FinArea	1743
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0008-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X30	A	AV	1948	19.17	T	40	101			6,900			6,900

More:	N	Total Yard Items:	6,900	Total Special Featues:		Total:	6,900

IMAGE

AssessPro Patriot Properties, Inc